

2023-001082

Klamath County, Oregon



00311612202300010820020028

02/16/2023 10:29:28 AM

Fee: \$87.00

After recording, please return to:

Mika N. Blain
Blain Law, LLC
729 Pacific Terrace
Klamath Falls OR 97601

Send tax statements to:

Benjamin C. Roberts, Trustee
Christina M. Roberts, Trustee
622 Conger Avenue
Klamath Falls OR 97601

BARGAIN AND SALE DEED

This Bargain and Sale Deed is executed this 13th day of February 2023, by Benjamin Roberts and Christina Roberts, as tenants by the entirety, Grantors, who convey to Benjamin C. Roberts and Christina M. Roberts, Trustees of the Benjamin C. Roberts and Christina M. Roberts Revocable Living Trust Dated February 13, 2023, and their successors in Trust, Grantees, the following-described parcel of real property, and the improvements and appurtenances thereon, in Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of Lot 3, Block 102, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence Easterly along the Southerly line of Roosevelt Street, formerly Teddy Street, 100 Feet; thence Southeasterly parallel with California Avenue 35 feet; thence Westerly parallel with Roosevelt Street 100 feet, more or less, to the Easterly line of California Avenue; thence Northwesterly along the Easterly line of California Avenue 35 Feet to the point of beginning, being the Northerly 35 feet of the Westerly 100 Feet of Lot 3, Block 102, BUENA VISTA ADDITION TO KLAMATH FALLS, OREGON, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Klamath County Assessor's Account No. R-3809-032BB-03400 and
Tax Account No. 409622

More commonly referred to as 777 California Avenue, Klamath Falls, Oregon 97601.

The true and actual consideration for this transfer, stated in dollars is \$0.00. However, the actual consideration consists of or includes other property or value given or promised that is the whole consideration; i.e., estate planning. ORS 93.030

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF

ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9, AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

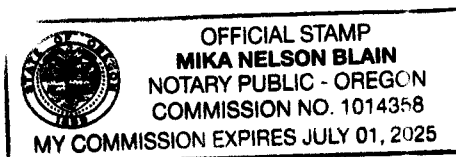
IN WITNESS WHEREOF, said Grantors have executed this instrument this 13th day of February 2023.


Benjamin Roberts


Christina Roberts

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on February 13, 2023, by Benjamin Roberts and Christina Roberts.




Notary Public for Oregon
My Commission Expires: 07/01/2025